

NOT RECORDED
Town of Firestone
P.O. Box 100
1st Grand Avenue
Firestone, CO 80520

3451256 01/26/2007 04:31P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

ANNEXATION MAP
ST. VRAIN STATE PARK ANNEXATION NO. 1
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 2

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT WE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION, BEING THE SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO WIT:

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 3, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00°29'13"W, 2668.40 FEET (BASIS OF BEARING), THENCE S89°40'11"W, 234.90 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE WESTERLY LINE OF PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 15, 1998, IN BOOK 1500 AT PAGE 553 OF THE RECORDS OF WELD COUNTY, COLORADO, THENCE SOUTHERLY, 30.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 [PROJECT 1 092-1 (1)] TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 AND THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0°08'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S02°28'04"E, 30.02 FEET;

THENCE CONTINUING SOUTHERLY, 181.38 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0°53'47", AND BEING SUBTENDED BY A CHORD THAT BEARS S02°59'24"E, 181.38 FEET;

THENCE S03°49'47"E, 1252.90 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO AN ANGLE POINT THEREOF;

THENCE S01°46'17"E, 169.47 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO JAMES F. HOLMES AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 26, 1972, IN BOOK 666 AS RECEPTION NO. 1588448 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°41'40"W, 573.20 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 666 AS RECEPTION NO. 1588448 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER THAT TRACT OF LAND CONVEYED TO SAUL LISSAUER AND JANICE H. LISSAUER AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 3, 1969, IN BOOK 605 AS RECEPTION NO. 1527013 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°41'40"W, 585.70 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 605 AS RECEPTION NO. 1527013 TO THE NORTHWEST CORNER THEREOF;

THENCE S02°09'28"W, 376.24 FEET ALONG THE WESTERLY LINE AND ALONG THE WESTERLY LINE EXTEND SOUTHERLY OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 605 AS RECEPTION NO. 1527013 TO THE NORTHWEST CORNER OF LONGMONT CENTENNIAL INN SUBDIVISION, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2119091 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S02°08'09"W, 586.59 FEET ALONG THE WESTERLY LINE OF SAID LONGMONT CENTENNIAL INN SUBDIVISION TO THE NORTHERLY LINE OF PARCEL NO. 38 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 6, 1971, IN BOOK 638 AS RECEPTION NO. 1559975 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°46'03"W, 1059.96 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE WESTERLY LINE OF RADEMACHER RECORDED EXCEPTION NO. 2534, A RECORDED EXEMPTION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2733409 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N00°26'21"E, 937.33 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE N84°17'24"E, 240.58 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE N05°37'24"E, 1588.60 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5;

THENCE N89°40'11"E, 1754.28 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5 TO THE TRUE POINT OF BEGINNING.

AREA = 92.406 ACRES, MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF "ST. VRAIN STATE PARK ANNEXATION NO. 1".

OWNER: STATE OF COLORADO,
ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION

BY: LYLE LAVERTY, DIRECTOR

STATE OF COLORADO }
COUNTY OF Weld } SS

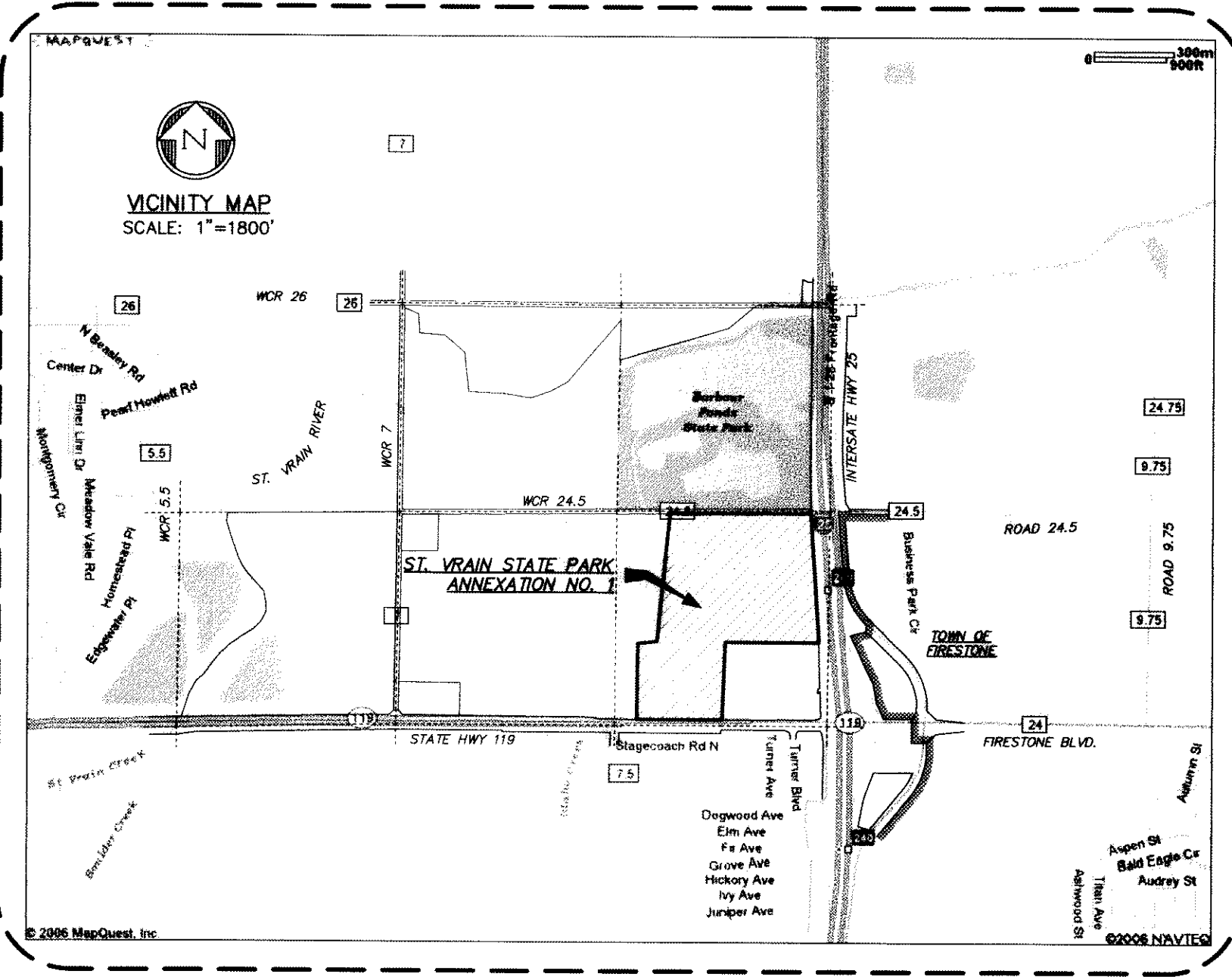
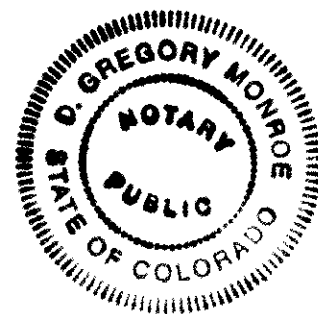
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY
OF December, A.D., 2006, BY LYLE LAVERTY, DIRECTOR.

WITNESS MY HAND AND SEAL

C. Gregory Monroe
NOTARY PUBLIC

My Commission Expires March 19, 2007

MY COMMISSION EXPIRES



OWNERS - APPLICANT

COLORADO STATE PARKS
1313 SHERMAN STREET, ROOM 618
DENVER, CO 80203
(303) 894-2585 x11
ATTN: GREG MONROE

TECHNICAL CONSULTANTS

CIVIL ARTS-DREXEL GROUP
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 682-1131
ATTN: FRANK N. DREXEL, PLS

LEGEND

FIRESTONE TOWN LIMITS
ROAD
ST. VRAIN RIVER
POND

CONTIGUITY

TOTAL PERIMETER OF AREA TO BE ANNEXED 9,306.23 FEET
CONTIGUITY WITH EXISTING TOWN LIMITS 1,603.75 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER) 1,551.04 FEET
CONTIGUITY EXCEEDING 1/6 MINIMUM REQUIREMENT 52.71 FEET

NOTES

1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT EAST LINE OF THE SE1/4 OF SECTION 3, T2N, R68W OF THE 6TH P.M. BEARS S00°29'13"W AS MONUMENTED AND SHOWN HEREON.
2. THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.
3. NO RECORDED EASEMENTS OR APPARENT EASEMENTS OR RIGHTS-OF-WAY ARE SHOWN ON THIS MAP.
4. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE "ST. VRAIN STATE PARK ANNEXATION NO. 1" WAS APPROVED ON THE 12th DAY OF October, 2006 BY ORDINANCE NO. 618 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

W. J. [Signature] MAYOR
Judy L. Hegwood ATTEST: TOWN CLERK



NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCELS SHOWN HEREON IS CONTIGUOUS THE PRESENT BOUNDARY OF THE TOWN OF FIRESTONE, AND THAT THIS PLAT COMPLIES WITH SECTION 31-12-107(d), COLORADO REVISED STATUTES, CONCERNING ANNEXATION PLATS.

Frank N. Drexel
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
DATE: 12-12-06

ST. VRAIN STATE PARK ANNEXATION
ANNEXATION MAP

NAME OF SUBMITTAL: ST. VRAIN STATE PARK
TYPE OF SUBMITTAL: ANNEXATION NO. 1
FILING NUMBER:
PHASE NUMBER:
SHEET TITLE: ST. VRAIN STATE PARK
PREPARATION DATE: AUGUST 9, 2006
REVISION DATE: DECEMBER 1, 2006
REVISION DATE:
REVISION DATE:

SHEET 1 OF 2



Engineering • Planning • Surveying
1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131

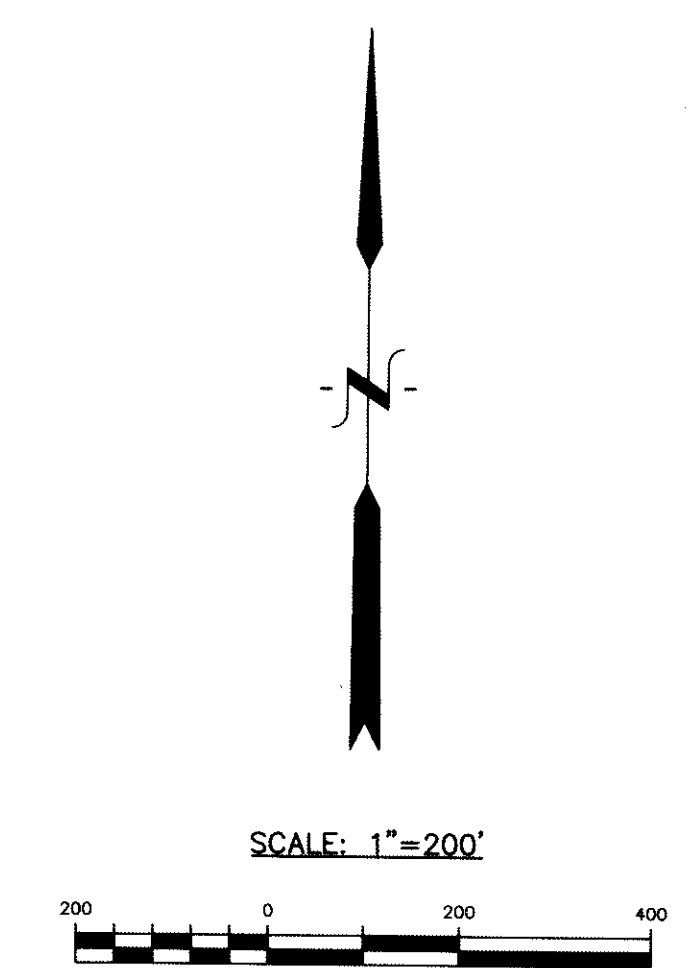
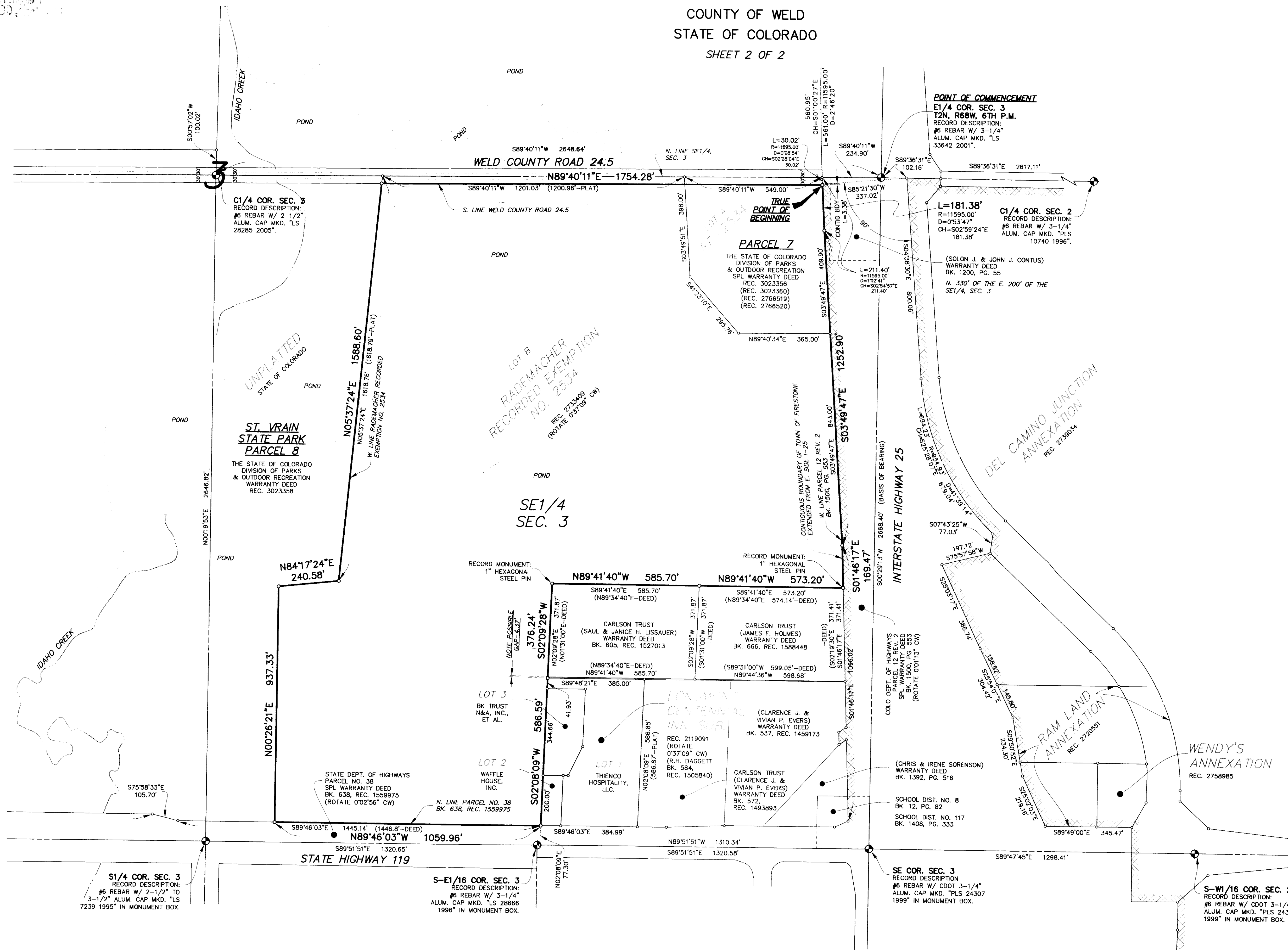
PURPORTED COPY

FILED 10/09/06 CO 00250
121 CLINT VARNER
50' BOX 100
TOWN OF FIRESTONE

3451256 01/26/2007 04:31P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

ANNEXATION MAP ST. VRAIN STATE PARK ANNEXATION NO. 1

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 2



- LEGEND**
- FIRESTONE TOWN LIMITS
 - ROAD
 - ST. VRAIN RIVER
 - POND

ST. VRAIN STATE PARK ANNEXATION ANNEXATION MAP	
NAME OF SUBMITTAL:	ST. VRAIN STATE PARK
TYPE OF SUBMITTAL:	ANNEXATION NO. 1
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	ST. VRAIN STATE PARK
PREPARATION DATE:	AUGUST 9, 2006
REVISION DATE:	DECEMBER 1, 2006
REVISION DATE:	
REVISION DATE:	

CivilArts - drexel group
Engineering • Planning • Surveying
1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131